

"The City With a Heart"



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AGENDA PLANNING COMMISSION MEETING

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October 17, 2017

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: September 19, 2017

2. COMMUNICATIONS: none

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 171 Parkview Drive (APN: 020-342-020)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 798 square-foot, first and second story addition that would exceed the maximum permitted .55 FAR guideline (.62) per Section 12.200.030.B.2. of the San Bruno Municipal Code. Kieran Boughan (Applicant), Emmanuel and Tess Tilli (Owners).

UP-17-012

B. 811 Cherry Avenue (Bayhill Shopping Center) (APN: 020-012-160)

Zoning: P-D (Planned Development)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow alcohol beverage (beer, wine, and spirits) sales with a Type 47 ABC license in conjunction with a restaurant (d.b.a 'Hash House & Brews") per Chapters 12.84.210 and 12.96.120.C of the San Bruno Municipal Code. Nick Tsigaris – Hash House & Brews (Applicant), FW-CA Bayhill Shopping Center, LLC (Owner).

UP-17-019

C. 3300 College Drive (APN: 017-080-150)

Zoning: O Open Space

Recommended Environmental Determination: This project will result in Less than Significant Impacts with Mitigation Measures Incorporated, pursuant to the certified Draft Program Environmental Impact Report and Mitigation and Monitoring Program for the 2015 Facilities Master Plan Amendment prepared by the San Mateo County Community College District, per the California Environmental Quality Act (CEQA) Guidelines Section 15168: Program EIR. The EIR anticipated that all soil excavated from the project site would be used as fill for other development projects on the Skyline College campus.

Request to adopt a resolution recommending issuance of a grading permit to allow rough grading on a portion of Surplus Parcel B located on the east side of the Skyline Community College campus, per Section 12.08.050.C. of the San Bruno Municipal Code. San Mateo County Community College District (SMCCCD) (Applicant and Owner).

MISC17-002

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the November 16, 2017 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on November 21, 2017 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.